

**THE RHODE ISLAND CONVENTION CENTER AUTHORITY 293rd  
MEETING OF THE BOARD OF COMMISSIONERS May 25, 2006**

**A meeting of the Board of Commissioners of the Rhode Island Convention Center Authority (hereinafter referred to as "Authority", the "CCA" or the "Board") was held on May 25, 2006 at 9:00 a.m. pursuant to notice, at the Rhode Island Convention Center Boardroom, One Sabin Street, Providence, Rhode Island.**

**Board members present were Chairman, David A. Duffy, Commissioners, Paul MacDonald, Jerry Massa, Dave Gavitt, Joe Judge, George Nee, Jeff Hirsh, Dale Venturini and Bernie Buonanno.**

**Mr. Nee was unable to attend**

**Also present were James P. McCarvill, Executive Director, Ken Mancuso, Kerrie Bennett, Betty Sullivan, Rhode Island Convention Center Authority; Bruce Leach, Legal Counsel; Bob Bromley, Senate Fiscal Office; Steve Duethman, Susan Fulton and Julie Hall, Ellerbe Beckett; Patrick Lynch, Amanda Marzullo and Erin Degulis, PWCVB; Tim Muldoon, John McGinn and Debbie Tuton, SMG; Larry Lepore, Eleanor SanAntonio, Cheryl Schadone, Crissy Diluglio and Bob Cappalli, Dunkin' Donuts Center; Larry Bacher, Gilbane; Andrea Stape and John Freidan, Providence Journal; Kate Moulding, Local 217; Steve Maceroni, First Southwest; Cristy Healey and Tom Mullaney, Budget Office; Eric Ahlborg, O. Ahlborg & Sons and Eileen**

**Smith, Recording Secretary. CALL TO ORDER**

**Recognizing a quorum, Chairman Duffy called the meeting to order at 9:03 a.m.**

**APPROVAL OF MINUTES** Chairman Duffy entertained a motion to accept the minutes of the 292nd meeting, April, 2006. Upon a motion duly made by Mr. MacDonald and seconded by Mr. Judge it was unanimously **VOTED:** to approve the minutes as distributed

**Chairman Duffy instructed the Authority office to send the approved minutes to the Secretary of State's Office via electronic mail.**

**Mr. Duffy asked Mr. Judge to report on the consolidated financial statements. Mr. Judge noted that the Dunkin' Donuts Center April net results from operations reported unfavorable variances to both budget and prior year as had been anticipated due to the rescheduling of events. However, Year to Date numbers continued to report favorable variances to both budget and Year to Date.**

**Mr. Judge said that as expected, Convention Center April net results from operations reflected a small favorable variance to budget and a decrease from the prior year. However, Year to Date "net" numbers reported a positive variance to budget. SMG stated that it expects to finish the year on a positive note and meet its budget expectations.**

**Mr. Judge reported that the Audit Committee had met on Tuesday to select a firm to perform the Authority's annual audit. After discussion with the staff and the committee members LGC&D was recommended to be presented to the full Board for approval subject to the Auditor General's approval. Mr. Duffy asked how long LGC&D had been our auditing firm. Mr. Judge said that the last two selections had been LGC&D. Upon a motion duly made by Mr. MacDonald and seconded by Mr. Buonanno it was unanimously VOTED: to select LGC&D to perform the annual audit of the Authority for the Fiscal Years ending June 30, 2006, 2007 and 2008 subject to the approval of the Auditor General.**

**Mr. Judge recognized Steve Maceroni, First Southwest, and asked that address the Board. Mr. Maceroni updated the Board on the status of the Dunkin' Donuts Center debt issue. Mr. Maceroni stated that the bonds were sold on May 3rd at an interest rate of 6.03%. He said that the closing is scheduled for June 8th and at that time the existing note will be paid off and the remainder will be invested so that the Authority will have the funds available for the renovations.**

## **DUNKIN' DONUTS COMMITTEE**

**Mr. Buonanno reported that the committee had met on Tuesday to interview candidate firms to serve as Owner's Representative for the Authority. Mr. Buonanno said that he was unable to stay for the entire interview process and following his departure it was voted to**

**select O. Ahlborg. Mr. Buonanno said that he would like to hear the reasoning behind the selection. He said that in his opinion MOCA had much more global experience and that Ahlborg did not have experience as an owner's rep. After lively discussion Mr. Buonanno said that he was not asking for a defense of the recommendation just the thought process. Mr. MacDonald said that in his estimation, Mr. Ahlborg's presentation was superior. Mr. Massa noted that all three were qualified but MOCA's bid was significantly higher. Mr. Massa explained the differences in the three bids and noted that O. Ahlborg was a Rhode Island company. Discussions ensued regarding the significance of the project to a Rhode Island firm. Mr. Massa noted that this project is being closely monitored by the people of the State.**

**Upon a motion duly made by Mr. MacDonald and seconded by Mr. Massa it was**

**VOTED: to select O'Ahlborg & Sons to be the Owner's Representative for the Authority in connection with the renovations of the Dunkin' Donuts Center.**

**Mr. Buonanno – opposed**

**Mr. Gavitt – abstained**

**Mr. MacDonald – yes**

**Mr. Judge – yes**

**Mr. Massa – yes**

**Ms. Venturini – yes**

**Mr. Hirsh – yes**

**Mr. Duffy - yes**

**Chairman Duffy recognized Steve Duethman and Julie Hall of Ellerbe Beckett. Mr. Duethman and Ms. Hall began their presentation. Design boards showed the color scheme and textures being considered for the floors and walls. A great deal of emphasis was given to the suites look and furnishings. (Power point attached) Ms. SanAntonio stated that the design team has been working very well together.**

**Mr. Lepore reported that the facility is winding down prior to the summer renovations. He noted that Gilbane had agreed to give the building back for the American Idol show in September. Mr. Bacher stated that they will work around the scheduling of September events.**

**Mr. Lepore said that LeGrande Cirque has scheduled date in the fall and other acts that can't be released at this time. Mr. Lepore was pleased to report that the scoreboard had been ordered and that an internship program had been worked out with Hope High School and New England Tech. He said that New England Tech will supervise the interns in audio and video production. Mr. Duffy asked how many professionals are needed to operate the equipment. Mr. Lepore said three and that Daktronics will provide training for the equipment. Mr. Lepore noted that Professional Bull Riding would be the final event of the season. He also noted that there has been some conversation regarding professional lacrosse. The sixteen game season begins in January with eight home and eight away games.**

**Ms. Bennett discussed plans for the ceremony at the war memorial prior to its being put into storage. She said that tentative plans call for inviting veterans groups, Board members, state and city officials. Ms. Bennett reported that she has been working with the city to find a suitable place for the memorial. She noted that the memorial is for City of Providence residents that lost their lives but that the wall behind the memorial contains the names of Rhode Island Medal of Honor recipients and should remain on state property.**

## **CONVENTION CENTER COMMITTEE**

**Mr. Massa brought the Board up to date on the projects that are underway at the Convention Center. Mr. Massa stated that the Convention Center had issued an RFP for Architectural and Design Services. Mr. Muldoon said that he would like to interview two of the firms, RGB and William Kite Architects. Mr. Massa noted that we need to know if the project is feasible. Mr. McCarvill informed the Board that the RFP called for separate qualifications and price and that we have not yet looked at the cost proposals. Mr. Muldoon highlighted the reasons for choosing RGB and William Kite Architecture. Mr. Duffy encouraged moving forward because of the current lack of workspace in the Authority's offices. Upon a motion duly made by Mr. Gavitt and seconded by Mr. Judge it was unanimously**

**VOTED: to invite RGB and William Kite Architecture to present their qualifications to the Convention Center Committee.**

**Ms. Venturini stated that she would like to participate in the interview process.**

**Mr. Muldoon reported on the Convention Center operations. He noted a strong May and looking forward to a spectacular June to end the fiscal year.**

## **MARKETING COMMITTEE**

**Ms. Venturini noted that the Marketing Committee had met on Thursday, May 11th. She reported that the Convention Center and Dunkin' Donuts Center staff had investigated bringing the Pumpkin event to the facilities and had concluded that it can't work for this fall.**

**She noted that problems were encountered at last year's venue because of the rapid deterioration of the pumpkins indoors. Ms. Venturini said that we haven't given up on the idea but have postponed the planning until next year.**

**Mr. Massa departed at 10:00 a.m.**

**Patrick Lynch presented the CVB's sales activity and definite bookings highlights. Mr. Lynch noted that New England Pop Warner Cheerleading Competition would be held at the Dunkin' Donuts**

Center over Thanksgiving weekend this fall. Mr. Lynch reported on several other bookings including American Medical Technologists in 2008. He stated that this event was originally lost to Buffalo but because of new management was re-bid and Rhode Island was chosen. Mr. Lynch also reported that the Irish Dance Teachers of New England have signed letters of intent for 2009 through 2013 for events that take place during the month of July. Mr. Duffy asked if a new President had been selected for the CVB. Mr. Lynch stated that the information has not been made public. Mr. Muldoon said that he had spoken with the new President and the news is now public. Ms. Venturini said that the new CVB President was Martha Sheridan. Ms. Venturini noted that the CVB staff has been extremely productive under Mr. Schriever's leadership and extended the thanks of the Board for all his efforts. Mr. Judge echoed Ms. Venturini's statements and said that a lot of energy has gone into this period which is a credit to the CVB staff.

Ms. Venturini asked Ms. Schadone to prepare a marketing plan for the Dunkin' Donuts Center. She noted that the CVB and the Convention Center each prepare a plan that is reviewed by the Authority. Ms. Schadone said that she would have a plan ready for the June meeting. Ms. Schadone also noted that she would be attending a marketing conference following the closing of the arena.

Ms. Venturini reported that the Committee had discussed a subsidy of \$50,000 be included in the budget to be used as an incentive by the

**CVB to close a piece business. Mr. Duffy asked Ms. Venturini to hold off any decisions until June to give him a chance to review the proposal.**

**Mr. Buonanno asked to discuss old business. He inquired of Mr. Muldoon the reason why transient parking is down. Mr. Muldoon responded that he thought there were several reasons. One is that a transfer from the Authority for the Capital Fitness Center parking is no longer happening. He also noted that there has been more event rate parking and RIPTA rider-ship is up 20%. Mr. Muldoon also noted that the Mall parking rate is only \$1.00 for three hours. Mr. Muldoon said that he was reaching out for more monthly parkers but because of the non taxable status of bonds a certain number of spaces have to be available for public parking.**

**Mr. Duffy reported that building a new garage is far more challenging than originally thought.**

**Ms. Venturini asked if the Authority should take a position on the casino issue. She said that hoteliers are concerned. Mr. Duffy said that as a public body he didn't know if we should take a position.**

**Upon a motion duly made by Ms. Venturini and seconded by Mr. Buonanno it was unanimously**

**VOTED: to adjourn at 10:30 a.m.**